

052.A

0001

0101.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

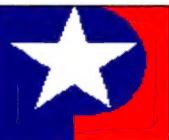
714,400 / 714,400

USE VALUE:

714,400 / 714,400

ASSESSED:

714,400 / 714,400


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City | |
|----|--------|-----------------------|--|
| 22 | | MILL ST, ARLINGTON | |

OWNERSHIP

| | | | |
|----------|-----------------------|---------|-----|
| Owner 1: | BLUE WHALE REALTY LLC | Unit #: | 101 |
| Owner 2: | C/O ANN M MORVAI | | |
| Owner 3: | | | |

Street 1: PO BOX 603

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: ALLEN CAROLE E/TRUSTEE -

Owner 2: MILL STREET PEDIATRIC TRUST -

Street 1: 22 MILL STREET #101

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1785 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | I | INDUSTRIA | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 343 | Condo-Comm | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | MS | | | | | | | | | | | | | | | | |
| 343 | Condo-Comm | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | MS | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 343 | 0.000 | 714,400 | | | 714,400 | | 144098 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/02/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 052.A-0001-0101.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 343 | FV | 714,400 | 0 | . | . | 714,400 | | Year end | 12/23/2021 |
| 2021 | 343 | FV | 707,700 | 0 | . | . | 707,700 | | Year End Roll | 12/10/2020 |
| 2020 | 343 | FV | 707,700 | 0 | . | . | 707,700 | 707,700 | Year End Roll | 12/18/2019 |
| 2019 | 343 | FV | 842,500 | 0 | . | . | 842,500 | 842,500 | Year End Roll | 1/3/2019 |
| 2018 | 343 | FV | 525,200 | 0 | . | . | 525,200 | 525,200 | Year End Roll | 12/20/2017 |
| 2017 | 343 | FV | 496,300 | 0 | . | . | 496,300 | 496,300 | Year End Roll | 1/3/2017 |
| 2016 | 343 | FV | 496,300 | 0 | . | . | 496,300 | 496,300 | Year End | 1/4/2016 |
| 2015 | 343 | FV | 344,500 | 0 | . | . | 344,500 | 344,500 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| ALLEN CAROLE E/ | 40615-481 | | 8/26/2003 | Mult Lots | 530,000 | No | No | | |
| QUINN JAMES & R | 21932-415 | | 4/10/1992 | | 235,000 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|-------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 5/21/1996 | 220 | | 15,000 | | | | | ADD 102 TO OFFICE | 10/2/2018 | Meas/Inspect | PH | Patrick H | | | | | |
| 3/25/1992 | 90 | | 34,000 | | | | | REMODEL OFFICE | 2/23/2009 | Inspected | 197 | PATRIOT | | | | | |
| | | | | | | | | | 5/1/1985 | | LO | | | | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | |
|---------------------------|-------------|---|-----|--------------------|-----------------|------|-----|-------------------------|---------------------------------|---------|--------|--------------------------|------------|-------|------------|-------------------|--------------|------------|--------|-----------------------------------|--------|----|-------|------------------------------|--|--|--|
| Type: 63 - Condo Office | | | | Full Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 4 - 4 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 2 - Steel | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 7 - Brick | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 4 - Flat | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 11 - Membrane | | | | Kits: | Rating: | | | 1st Res Grid | Desc: | # Units | | | | | | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frpl: | Rating: | | | Other | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Lower | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Totals | RMs: | BRs: | Baths: | HB | 1 | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| | | | | | | | | | | | | Exterior: | No Unit | RMS | BRs | FL | | | | | | | | | | | |
| | | | | | | | | | | | | Interior: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Additions: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Kitchen: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Baths: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Plumbing: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Electric: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Heating: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | General: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | | | |
| | | | | | | | | | | | | Basic \$ / SQ: | 250.00 | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | |
| | | | | | | | | | | | | Size Adj.: | 1.25000000 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Const Adj.: | 1.51439393 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Adj \$ / SQ: | 473.248 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Other Features: | 6250 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Grade Factor: | 1.10 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | NBHD Inf: | 1.05999994 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | NBHD Mod: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | LUC Factor: | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Adj Total: | 992263 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Juris. Factor: | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Depreciation: | 277834 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Special Features: | 0 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Final Total: | 714400 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Val/Su Net: | 400.22 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Val/Su SzAd: | 400.22 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | |
| | | | | | | | | | | | | SPEC FEATURES/YARD ITEMS | | | | PARCEL ID | | | | SUB AREA | | | | | | | |
| | | | | | | | | | | | | | | | | 052.A-0001-0101.0 | | | | SUB AREA DETAIL | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | Undisplayed Areas: FFL: 1785 | | | |